142.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	743,300 / 743,300
					USE VALUE:	743,300 / 743,300
					ASSESSED:	743,300 / 743,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHIELDS TED MICHAEL &
Owner 2:	CONRON MAURA LESLIE
Owner 3:	
Street 1:	126 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CABRAL NATALIE M -
Owner 2:	-
Street 1:	128 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1534 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5361.000	278,600		464,700	743,300
Total Card	0.123	278,600		464,700	743,300
Total Parcel	0.123	278,600		464,700	743,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.68 /Parcel: 484.68

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 91965

GIS Ref

GIS Ref

Insp Date 12/09/17

!11024!

PREVIOUS ASSESSMENT

Parcel ID 142.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,600	0	5,361.	464,700	743,300		Year end	12/23/2021
2021	101	FV	270,600	0	5,361.	464,700	735,300		Year End Roll	12/10/2020
2020	101	FV	270,700	0	5,361.	464,700	735,400	735,400	Year End Roll	12/18/2019
2019	101	FV	221,500	0	5,361.	435,600	657,100	657,100	Year End Roll	1/3/2019
2018	101	FV	221,500	0	5,361.	360,100	581,600	581,600	Year End Roll	12/20/2017
2017	101	FV	221,500	0	5,361.	331,100	552,600	552,600	Year End Roll	1/3/2017
2016	101	FV	221,500	0	5,361.	302,000	523,500	523,500	Year End	1/4/2016
2015	101	FV	209,300	0	5,361.	296,200	505,500	505,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:45:59

LAST REV

Date	Time
04/16/21	09:21:24
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11024

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CABRAL NATALIE	62141-156		6/28/2013		529,000	No	No		
	11866-68		7/9/1970		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2021	79	Solar Pa	12,400	C				
3/21/1996	76	Manual	6,000	C				ROOF/GUTTERS/WINDO

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2017	Inspected	PH	Patrick H
11/29/2017	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	355	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5361		Sq. Ft.	Site		0	80.	1.08	9									464,666						464,700	

USER DEFINED

Prior Id # 1:	91965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12307	Total SF/SM:	5361	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	464,666	Spl Credit		Total:	464,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98402035
Adj $ / SQ:	179.338
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378493
Depreciation:	99922
Depreciated Total:	278571

COMMENTS

641-3755 OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

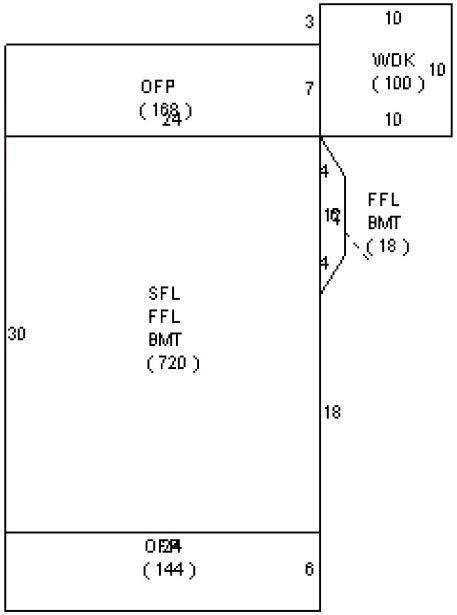
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.34
Special Features:	0	Val/Su Net:	109.86
Final Total:	278600	Val/Su SzAd	201.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	738	60.800	44,867
FFL	First Floor	738	179.340	132,351
SFL	Second Floor	648	179.340	116,211
OFP	Open Porch	312	21.440	6,689
WDK	Deck	100	15.740	1,574

Net Sketched Area:	2,536			Total:	301,692
Size Ad	1386	Gross Area	2608	FinArea	1534

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	G	GD	2000	0.00	T	11.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	